

**Title 11
SIGN ORDINANCE**

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Chapter 11-1 GENERAL PROVISIONS

Sections:

11-1-101	SHORT TITLE.
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11-1-101. SHORT TITLE.

The Title shall be known as the "West Valley City Sign Regulation Ordinance." This Title shall also be known as "Title 11, West Valley Code." It may be cited and pleaded under either designation.

11-1-102. PURPOSE AND INTENT.

The City has developed the regulations set forth in this Title for the purpose of:

- (1) Limiting and/or reducing the visual clutter along City streets;
- (2) Encouraging good design and improved appearance by encouraging rapid replacement and eventual elimination of nonconforming or abandoned signs with the preferred sign types specified in this Ordinance;
- (3) Implementing portions of the West Valley City Vision 2020 General Plan, to enhance the City's image and character;
- (4) Reducing confusion and inattentive driving habits by requiring appropriate signage;
- (5) Regulating all types of signs that are visible from the adjacent vehicular public right-of-way;
- (6) Safeguarding and protecting property values;
- (7) Promoting the public health, safety and the general welfare of the citizens of the City.

(Ord. 01-50, Amended, 07/03/2001)

11-1-103. INTERPRETATION.

In interpreting and applying the provisions of this Title, the sign area requirements contained herein are declared to be the maximum allowable for the purpose set forth. The type of signs allowable by this Title are fully described and sign types not specifically allowable as set forth within this Title shall be prohibited. This Title shall not nullify the more restrictive provisions of covenants, agreements, easements, deed restrictions, ordinances, or laws, but shall prevail over such provisions which are less restrictive.

11-1-104. DEFINITIONS.

In this Title, the terms, phrases, words and their derivatives shall have the meaning as stated and defined in this Chapter. When not inconsistent with the context, words used in the present tense include

the future, words in the plural number include the singular number, and words in the singular number include the plural number. Words not herein defined, but defined in the Building Code or in Title 7 of the Zoning Ordinance which has been adopted by the City shall be construed as defined.

(1) **Building Face or Wall** means all window and wall area of a building in one plane or elevation.

(2) **Building Inspector** means the appropriate inspectors employed by the City vested with the responsibility of enforcing the Uniform Building Code, and all other applicable ordinances as necessary for adequate performance of his vested powers.

(3) **Building Line** means the line formed by the intersection of the vertical plane of the building with the ground plane.

(4) **Building, Front Line of** means the line of the face of the building or structure nearest the front line of the lot. This face includes sun parlors, bay windows, covered and/or uncovered porches, whether enclosed or open, but does not include uncovered steps less than four feet above grade and eaves overhanging less than two feet.

(5) **Commercial Complex** means a group of two or more commercial businesses in one or more freestanding buildings sharing parking, circulation, etc. and which is approved as a part of an overall site plan. For the purposes of this Title, planned commercial developments and commercial condominium projects are considered commercial complexes.

(6) **Copy** means the wording on the display surface of a sign.

(7) **Community Development Director** means the Director of the Community and Economic Development Department of the City.

(8) **Designee** means those persons employed by the City and assigned by the Community Development Director or Zoning Administrator to perform appropriate duties as described in this Title.

(9) **Display Surface** means the surface made available by the sign structure for the mounting of material to advertise or promote a product, event, person or subject.

(10) **Illegal Sign** means any sign found to violate any of the City Ordinances and determined to not be a conforming sign.

(11) **Lot, Corner** means a lot abutting on two intersecting streets, where the interior angle of intersection is less than 135 degrees.

(12) **Nonconforming Sign or Sign Structure** means a sign or sign structure or portion thereof lawfully existing at the time this Title became effective, which does not conform to all height, area, yard regulations or other requirements of this Title as prescribed in the zone in which it is located.

(13) **Non-maintained or Abandoned Sign** means a sign in poor condition displaying peeling

paint, rust, and/or other evidence of neglect, or signs not advertising a current, active business. "Active business" means a business holding a current West Valley City Business License.

(14) **Sign** means and includes every advertising message, announcement, declaration, demonstration, merchandise display, illustration, insignia, surface or space erected or maintained in view of the observer thereof for identification, advertisement or promotion of the interests of any person, entity, product or service. The definition of sign shall also include the sign structure, supports, lighting system and any attachments, ornaments or other features used to draw the attention of observers. The use of overly bright or garish colors such as bright orange, bright yellow, bright blue, bright red, or bright green, on the building, shall be considered as having sign value and shall be considered under the sign area requirement. This definition does not include any flag, badge or ensign of any government or governmental agency erected for and used to identify said government or governmental agency.

(15) **Sign, Animated** means a sign that involves motion or rotation of any part by mechanical or artificial means or displays rapidly flashing or intermittent lights. Sign motion means any passing from one place to another with a continuous movement. Sign rotation means faces or portions of a sign face that revolve around a central axis. Rapidly flashing sign means lights that turn on and off more than once every second. Intermittent flashing sign means lights that turn on and off no more than once every two seconds. Lights that turn on and off at an interval greater than two seconds shall not have light bulbs, or, for neon signs, light that exceeds 25 watts.

(16) **Sign Area** means the area of a sign that is used for display purposes, excluding the minimum frame and supports. In computing sign area, only one side of a back-to-back or double face sign covering the same subject shall be computed when the signs are parallel or diverge from a common edge by an angle of not more than 45 degrees. Where a sign has more than two faces, the area of the third face and all additional faces shall be included in determining the area of the sign. In relation to signs that do not have a frame or a separate background, sign area shall be computed on the basis of the least rectangle, triangle or circle large enough to frame the specific area.

(17) **Sign, Billboard** means a billboard sign that is an off-premise, freestanding, pole sign.

(18) **Sign, Changeable Copy** means a sign which is characterized by changeable copy whether the sign is free-standing or a wall sign, or whether the said projects from and is supported by a building.

(19) **Sign, Director** means a sign identifying two or more persons, agencies or establishments located in a place or location common to all.

(20) **Sign, Electronic Message** means a permanent freestanding, roof, wall, ground or low profile sign which changes copy electronically using a switch and electric lamps.

(21) **Sign, Wall** means a sign erected parallel to and attached to the outside wall of a building and extending not more than 24 inches from such wall with messages or copy on the face side only.

(22) **Sign, Flood-Lighted** means a sign made legible in the absence of daylight by devices which reflect or project light upon it.

(23) **Sign, Gasoline Pump Island Canopy** means a permanent sign attached or made part of the vertical edge of the canopy not exceeding the height of four feet or twice the height of the canopy edge, whichever is lesser.

(24) **Sign, Pole** means a sign supported by a fixed permanent frame or support in the ground. This definition does not include monument signs.

(25) **Sign, Identification** means a sign displayed to indicate the name or nature of buildings or uses other than commercial or industrial uses located upon the premises, i.e., school, churches, hospitals, etc.

(26) **Sign, Illuminated** means a sign which has characters, letters, figures, design or outlines illuminated by electric lights or luminous tubes as a part of the sign proper.

(27) **Sign, Awning** means a fireproof sign architecturally integrated with the building which has the appearance of an awning consisting of light fabric materials. Such signs may contain copy on any portion of the awning surface and may or may not include illumination.

(28) **Sign, Interior** means a sign located within a building so as to be visible only from within the building in which the sign is located.

(29) **Sign, Monument**, as defined in this Title, means an "on-premise" or identification sign with a base that is equal to or greater in size than the total horizontal dimension of the sign face, with no visible support structure, except that the sign may include up to one-third of the sign's overall height in exposed poles, so long as the exposed poles are architecturally compatible with the sign in color, material and design.

(30) **Sign, Mobile** means an on-premise sign having a medium to heavy frame that is not permanently affixed to the ground. Such signs include those commonly called "A" frame, pedestal, trailer, etc.

(31) **Sign, Name Plate** means a sign indicating the name and/or occupation of a person or persons residing on the premises or legally occupying the premises, or indicating a home occupation legally existing on the premises.

(32) **Sign, Billboard or Off-premise** means an advertising sign which directs attention to a use,

product, commodity or service not related to the premises.

(33) **Sign, On-premise** means the category of signs which direct attention to a use conducted, product or commodity sold or service performed upon the premises on which it is located.

(34) **Sign, Political** means a sign used in behalf of candidates for public office or measures on election ballots solely for the purpose of a local, regional or national election.

(35) **Sign, Projecting** means a sign attached to a building or other structure and extending in whole or in part more than 24 inches beyond any wall of the building or structure.

(36) **Sign, Property** means a sign related to the property upon which it is located and offering such property for sale or lease, or advertising contemplated improvements, or announcing the name of the builder, owner, designer or developer of the project, or warning against trespassing.

(37) **Sign, Public Necessity** means a sign informing the public of any danger or hazard existing on or adjacent to the premises.

(38) **Sign, Roof** means a sign erected partly or wholly on or over the roof of a building, including ground signs that rest on or overlap a roof 12 inches or more.

(39) **Sign, Service** means a sign which is incidental to a use lawfully occupying the property upon which the sign is located and which sign is necessary to provide information to the public, such as direction to parking lots; location of restrooms; and which bear, as an incidental part of the sign, the name, address or trademark of persons furnishing such sign to the owner of the premises. No permit is required.

(40) **Sign, Temporary** on or off-premise, as regulated by this Title, shall include any sign, banner, pennant, valance or advertising display constructed of paper, cloth, canvas, light fabric, cardboard, wall board or other light materials, with or without light frames, intended to be displayed out of doors for a short period of time.

(41) **Sign, Painted Wall** means a sign either painted on a wall or is painted in such a way that it gives the visual appearance of being painted on a wall or facing by not having a frame or separation from the wall or facing.

(42) **Structure** means anything constructed or erected which requires location on or below the ground.

(43) **Unsafe or Dangerous Sign** means those signs existing in violation of any provision of the Uniform Building Code or Fire Code or other ordinances of this City.

(44) **Yard** means a space on a lot, unoccupied and unobstructed from the ground upward by buildings, except as otherwise provided herein.

(45) **Yard, Front** means a space on the same lot with a building between the front line of the building and the front lot line, and extending across the full width of the lot. The depth of the front yard is the minimum distance between the front lot line and the front line of the building.

(46) **Yard, Rear** means a space on the same lot with a building between the rear line of the building and the rear lot line and extending the full width of the lot. The depth of the rear yard is the minimum distance between the rear lot line and the rear line of the building.

(47) **Yard, Side** means a space on the same lot with a building between the side line of the building and the side lot line and extending from the front yard to the rear yard. The width of the side yard shall be the minimum distance between the side lot line and the side line of the building.

(48) **Zoning Administrator** means the appropriate staff person(s) of the City or his designee employed by the City having the Title of Zoning Administrator.

(Ord. No. 90-47 Amended 01/07/1991; Ord. No. 97-49 Amended 09/09/97; Ord. No. 01-50 Amended 07/03/2001; Ord. No. 04-39 Amended 08/17/04)

**Chapter 11-2
APPLICATION OF REGULATIONS**

Sections:

- 11-2-101 CONFORMITY OF SIGNS.**
- 11-2-102 CONSTRUCTION STANDARDS.**
- 11-2-103 MAINTENANCE.**
- 11-2-104 ISSUANCE OF PERMITS.**
- 11-2-105 IMPROPER ISSUANCE.**
- 11-2-106 SITE PLAN.**
- 11-2-107 SIGN PERMIT FEES.**
- 11-2-108 SIGNS EXEMPT FROM THE PERMIT REQUIREMENTS OF THIS TITLE.**
- 11-2-109 SIGNS EXEMPT FROM THESE REGULATIONS.**

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11-2-101. CONFORMITY OF SIGNS.

Except as provided in this Title, no sign shall be erected, raised, moved, placed, reconstructed, extended enlarged or altered, except in conformity with the regulations herein specified for the zoning district in which it is located.

11-2-102. CONSTRUCTION STANDARDS.

All signs, hereinafter erected in the City, shall comply with the current standards of the National Electrical Code, the Uniform Building Code, all provisions of this Title and the Zoning Ordinance of the City.

11-2-103. MAINTENANCE.

Every sign shall be kept in good repair and properly maintained by the owner. This includes the replacement of defective parts, repainting, cleaning and other acts required for proper maintenance. The ground space within a radius of 10 feet from the base of any ground sign shall be kept free and clear of all weeds, rubbish and flammable material. The City shall inspect and enforce this Section as specified in this Title.

(Ord. No. 01-50 Amended 07/03/2001)

11-2-104. ISSUANCE OF PERMITS.

It shall be unlawful for any person, whether acting as owner, occupant or contractor, or otherwise to erect, construct, reconstruct, enlarge, locate or alter any sign within the City contrary to any provisions to this Title, and/or where required without first obtaining site plan approval for such sign and a sign permit from the City. The Community Development Director or his designee shall be empowered to:

- (1) Issue permits to construct, alter or repair signs which conform to the provisions of this Title; and
- (2) Ascertain in conjunction with the Zoning Administrator and Building Inspector that all sign,

constructions and reconstructions or modifications of existing signs are built or constructed in conformance with the applicable rules, regulations, and codes.

(Ord. No. 01-50 Amended 07/03/2001)

11-2-105. IMPROPER ISSUANCE.

All designees shall comply with the provisions of this Title in issuing permit for signs. Any permit issued for a sign which is in conflict with any provisions of this Title shall be null and void, whether or not the permit was issued by an employee of the City authorized to issue the permits.

(Ord. No. 01-50 Amended 07/03/2001)

11-2-106. SITE PLAN.

(1) All applications for sign permits shall be accompanied by plans consisting of a site plan and elevation drawing. Two copies of the site plan on a minimum 8-1/2 x 11 inch paper shall be submitted. The site plan information shall be drawn approximately to scale, shall have accurate dimensions, and shall convey sufficient information so that the City can determine whether the proposed sign will conform with the provisions of this Title. Where a new development is contemplated, this information shall be submitted with the development application.

(2) Specifically, the site plan shall show the size of the sign and its location in relation to the following features of the site:

- (a) Property lines, length of street frontage;
- (b) Existing and proposed buildings or other structures;
- (c) Curb cuts;
- (d) Parking area; and
- (e) The location and size of existing signs.

(3) Elevation drawings shall demonstrate, to the satisfaction of the City, reasonable design compatibility between the building and the sign and reasonable color schemes. Specifically, the elevation drawings shall show:

- (a) Type of sign, as defined in definition section of this Title;
- (b) Sign materials, colors, lighting, etc.;
- (c) Sign height; and
- (d) Sign dimensions.

(Ord. No. 01-50 Amended 07/03/2001)

11-2-107. SIGN PERMIT FEES.

(1) The owner and/or persons having charge or control of any sign, as described and authorized by the ordinances of the City, shall pay the City a fee for such sign.

(2) The amount of the sign permit fee shall be based upon the consolidated fee schedule.

(3) Where work for which a permit is required by this Title is initiated prior to obtaining said permit, all fees that should have been charged shall be doubled, due to the additional on-site inspections and difficult plan reviews required, but the payment of such double fee shall not relieve any persons from fully complying with the requirements of this Title in the execution of the work, nor from any other penalties prescribed herein.

(Ord. 01-50 Amended 07/03/2001)

11-2-108. SIGNS EXEMPT FROM THE PERMIT REQUIREMENTS OF THIS TITLE.

The following types of signs shall be exempt from the permit requirements of this Title:

- (1) Property sign, as discussed in 11-5-101(1);
- (2) On-site service sign;
- (3) Political sign;
- (4) Name plate sign;
- (5) Temporary on or off-premise sign; and
- (6) Public necessity sign.

11-2-109. SIGNS EXEMPT FROM THESE REGULATIONS.

The following types of signs shall be exempt from the provisions of these regulations, but not from requirements normally associated with the building permit process:

- (1) Any sign erected and maintained pursuant to and in discharge of any governmental function or required by any law, ordinance or governmental regulation;
- (2) Bench signs, provided however, that, when appropriate, such signs shall have any necessary permits from the public transit agency, and no signage larger than the seat back.
- (3) Signs being manufactured, transported and/or stored within the City limits shall be exempt; provided however, that such signs are not used, in any manner or form, for purposes of advertising at the place or places of manufacture or storage;
- (4) Commemorative plaques of recognized historical societies and organizations;
- (5) Religious symbols, legal holiday or special event decorations, and identification emblems of religious orders or historical societies;
- (6) Signs located within malls, courts, arcades, porches, patios and similar areas where such signs are not visible from any point on the boundary of the premises;
- (7) Signs on licensed commercial vehicles, including trailers; provided however, that such vehicles shall not be utilized as parked or stationary outdoor display signs within 40 feet of the ROW of a street;

(8) Signs on vehicles regulated by the City that provide public transportation, including, but not limited to, buses and taxicabs;

(9) Art or art forms which do not contain or imply any advertising message for a business; and

(10) Searchlights for temporary advertising purposes.

(Ord. No. 01-50 Amended 07/03/2001)

Chapter 11-3 ENFORCEMENT

Sections:

- 11-3-101 LEGAL ACTION.**
11-3-102 VIOLATIONS AND PENALTY.
11-3-103 APPEAL OF STAFF DECISIONS.
**11-3-104 APPEAL OF BOARD OF
ADJUSTMENT DECISIONS.**
11-3-105 APPEAL FEES.

11-3-101. LEGAL ACTION.

The Community Development Director or his designee shall be empowered to institute any appropriate action or proceeding in any case where any sign is erected, constructed, reconstructed, altered, repaired, converted or maintained, or used in violation of any City Ordinance, including, but not limited to, the Zoning Ordinances and Uniform Building Code. The purpose of such action shall be to: Prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use; and Restrain, correct or abate such violation. Legal actions may include the following:

- (1) Issue citations and/or swear out complaints against violators of this Title or cause such citations or complaints to be issued;
- (2) Impound illegal signs and assess an impound fee for their return; or
- (3) The City will issue a notice of violation to the person having charge, control or benefit of any sign found to be unsafe or dangerous, or in violation of any City Ordinance.

(Ord. No. 01-50 Amended 07/03/2001)

11-3-102. VIOLATIONS AND PENALTY.

Any person, whether acting as owner or occupant of the premises involved, or contractor, or otherwise who violates or refuses to comply with any of the provisions of this Title, shall be guilty of a Class "B" misdemeanor. A separate offense shall be deemed to be committed on each day that the offense occurs or continues. Violations may result in the following actions:

- (1) If an unsafe or dangerous sign is not repaired or made safe within five working days after giving said notice, the City may abate and remove said sign, and the person having charge, control or benefit of any such sign shall pay to the City within 30 calendar days, after written notice is mailed to such person, the costs incurred in such removal.
- (2) If an illegal sign is not made conforming within 30 calendar days after giving said notice, the City may remove said sign, and the owner or person having charge, control or benefit of any such sign shall pay to the City, within 30 calendar days after

written notice is mailed to such person, the costs incurred in such removal. Failure to pay shall be deemed a Class "B" misdemeanor.

(3) Each non-maintained or abandoned sign shall be removed from the building or premises when such sign has not been repaired or put into use by the owner, person having control, or person receiving benefit from such structure within 30 calendar days after notice of non-maintenance or abandonment is given to the owner, person having control, or person receiving benefit from such structure.

(4) Signs located in or within 10 feet of the public right-of-way, and determined to be in violation of the provisions of this Title, may be impounded at any time.

(Ord. No. 01-50 Amended 07/03/2001)

11-3-103. APPEAL OF STAFF DECISIONS.

Appeal may be made to the Board of Adjustment from any decision, determination or requirement made by City staff by filing with the Community and Economic Development Department a notice thereof in writing within 10 days after such decision, determination, or requirement is made. Such notice shall set forth in detail the action and grounds upon which the property owner or other interested persons deems himself aggrieved. In such determinations, competitive disadvantage or economic hardship shall not be considered as sufficient reasoning to grant an appeal.

(Ord. No. 01-50 Amended 07/03/2001)

11-3-104. APPEAL OF BOARD OF ADJUSTMENT DECISIONS.

The appellant may appeal any decision of the Board of Adjustment to the District Court. Such appeal shall be made within 30 days of the rendering of a decision by the Board of Adjustment.

11-3-105. APPEAL FEES.

Fees for processing applications before the Board of Adjustment shall be charged. Such fees shall be set by the City on an annual basis.

**Chapter 11-4
GENERAL SIGN REQUIREMENTS**

Sections:

11-4-101	SIGNS NOT TO CONSTITUTE A TRAFFIC HAZARD.
11-4-102	PROJECTION OF SIGNS.
11-4-103	HEIGHT OF SIGNS.
11-4-104	HEIGHT EXCEPTION FOR FREEWAY-ORIENTED POLE SIGNS.
11-4-105	MINIMUM CLEARANCE OF SIGNS.
11-4-106	SIGNS ON PUBLIC PROPERTY.
11-4-107	REPAIR OF BUILDING FACADE.
11-4-108	MOVING TO NEW LOCATION.
11-4-109	SIGNS IN CONJUNCTION WITH CONDITIONAL USES.
11-4-110	LIGHTS AND LIGHTED SIGNS.
11-4-111	CRITERIA FOR BONUS SIGN AREA.
11-4-112	SPACING REQUIREMENTS FOR FREEWAY-ORIENTED BILLBOARDS.
11-4-113	TRANSITION ZONING.
11-4-114	PROHIBITED SIGNS.
11-4-115	MAINTENANCE OF A CLEAR VIEW AT AN INTERSECTION.
11-4-116	SIGNS ON UTILITY POLES, STREET TREES AND STREET NAME POLES.

11-4-101. SIGNS NOT TO CONSTITUTE A TRAFFIC HAZARD.

No sign or other advertising structure shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision; or at any location whereby reason of the position, shape or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device, or which makes use of the words "STOP," "YIELD," "DANGER" or any other words, phrases, symbol or character in such manner as to interfere with, mislead or confuse traffic.

11-4-102. PROJECTION OF SIGNS.

Signs shall be allowed to project from buildings or structures in conformance with the following provision:

Wall Signs attached to the face of a nonconforming building, located on or near the property line, with no copy visible from the sides may be allowed to extend two feet into the public right-of-way where no vehicular interference is anticipated. Nonconforming buildings closer than 10' to the public right-of-way shall only be allowed to have wall signs.

(Ord. No. 01-50 Amended 07/03/2001)

11-4-103. HEIGHT OF SIGNS.

The height of signs shall be in conformity with the following provisions:

(1) Pole signs shall maintain the height limitations as specified in the various zones described subsequently in this Title, except for freeway-oriented pole signs in Commercial or Manufacturing districts within 660 feet of a freeway, or within 1500 feet of an exit providing access to the premises on which the sign is located, as specified in this Title.

(2) Projecting signs will be allowed to extend even with the peak or highest roof line or parapet wall of a building. When a building has more than one level, the wall on which the sign is installed will govern.

(3) Wall signs against buildings or other structures will be allowed to extend 2 feet above the roof lines or parapet wall of a building. When a building has more than one level, the wall on which the sign is installed will govern.

(Ord. 01-50 Amended 07/03/2001)

11-4-104. HEIGHT EXCEPTION FOR FREEWAY-ORIENTED POLE SIGNS.

Any freeway-oriented pole sign within 660 feet of a freeway ROW, including billboards, may extend to 25 feet above the grade of the adjacent freeway or 65 feet above the ground, whichever is higher.

(Ord. No. 01-50 Amended 07/03/2001)

11-4-105. MINIMUM CLEARANCE OF SIGNS.

Where vehicular or pedestrian traffic is anticipated, there shall be a minimum clearance of 10 feet between the ground or sidewalk, and any part of a projecting sign or pole sign that projects into any required yard space, with the exception of monument signs, property signs, public necessity signs, service signs and name plates. The minimum clearance for a projecting sign over privately-owned traveled ways is 14 feet, where service delivery trucks are anticipated.

(Ord. No. 01-50 Amended 07/03/2001)

11-4-106. SIGNS ON PUBLIC PROPERTY.

No pole sign shall be located on publicly-owned land, within street rights-of-way, or otherwise, except signs rented or owned and erected by permission of the City.

(Ord. No. 01-50 Amended 07/03/2001)

11-4-107. REPAIR OF BUILDING FACADE.

A damaged building facade, resulting from the removal, repair, replacement or installation of any signs, shall be repaired by the property owner within 30 calendar days from the date of said damage.

(Ord. No. 01-50 Amended 07/03/2001)**11-4-108. MOVING TO NEW LOCATION.**

No sign erected before the adoption of this Title shall be moved to a new location on the lot or building, or enlarged or replaced unless it complies with provisions of this Title.

(Ord. No. 01-50 Amended 07/03/2001)**11-4-109. SIGNS IN CONJUNCTION WITH CONDITIONAL USES.**

Whenever application is made for a conditional use permit, the applicant shall include details of any sign(s) to be erected on the premises described in the conditional use permit application. In reviewing the application, the Planning Commission shall consider the character of the surrounding parcels and the sign's compatibility with the architecture, materials, and colors of the associated building. The Commission shall either approve, apply conditions to, or deny the application in accordance with their findings.

(Ord. No. 01-50 Amended 07/03/2001)**11-4-110. LIGHTS AND LIGHTED SIGNS.**

All spotlights, floodlights or lighted signs shall be installed so that the light is directed away from adjoining uses, especially residential uses.

(Ord. No. 01-50 Amended 07/03/2001)**11-4-111. CRITERIA FOR BONUS SIGN AREA.**

To encourage design excellence, the Planning Commission may increase the maximum sign area and/or height for certain signs, as set forth in this Title, by the percentages as provided for herein. A separate bonus may be granted for compliance with each of the criteria listed below. Although each area is cumulative, the total percentage of increase cannot be greater than 20 percent unless approved by the Planning Commission.

(1) The size of pole signs and monument signs may be increased as follows:

- (a) 20 percent when the sign is designed with colors and materials similar to the adjacent building;
- (b) 10 percent when a directory sign utilizes uniform coloring and lettering for all establishments listed in the directory; or
- (c) 20 percent when the sign is installed in a landscaped planter having an area four times the area of the sign.

(2) Wall signs may be increased in size as follows:

- (a) 10 percent when all lettering and background is uniform in style and color

for signs in a shopping center or for any three consecutive separate establishments; or

- (b) 10 percent if the sign is the only sign identifying the establishment or its principal product.

(Ord. No. 90-47 Amended 01/07/1991; Ord. No. 01-50 Amended 07/03/2001)**11-4-112. SPACING REQUIREMENTS FOR FREEWAY-ORIENTED BILLBOARDS.**

Freeway-oriented billboards erected along interstate highways and limited-access highways, (I-215 and 2100 South Expressway) on the Primary System, as defined by the State of Utah, shall conform to the following spacing restrictions:

(1) Spacing between sign structures along one side of the highway shall be a minimum of 500 feet; and

(2) No billboard may be located on an interstate highway or freeway within 500 feet of an interchange, intersection at grade, or rest area (measured along the interstate highway or freeway from the sign to the nearest point of the beginning or ending of pavement widening at the exit from or entrance to the main-traveled way).

(Ord. No. 01-50 Amended 07/03/2001)**11-4-113. TRANSITION ZONING.**

(1) Where the frontage on one side of a street between two intersecting streets is zoned partly as residential and partly as business, commercial or industrial, or where any part of the street is so zoned as to require a front yard, a front yard shall be required in the entire block equal to that required for the most restricted portion of the block. Signs located in this front yard area shall conform to the setback and projection requirements defined in this Title.

(2) Signs shall not be located or designed so as to project into a required side yard resulting from a business, commercial or manufacturing zone district abutting a residential zone.

11-4-114. PROHIBITED SIGNS.

The following signs are expressly prohibited by this Title:

(1) Any mobile sign located on the property or within a building or vehicle, such as an "A" frame, trailer sign or pedestal-type sign is prohibited;

(2) Any display of merchandise within 10 feet of a public right-of-way; and

(3) Signs containing or utilizing animation, as defined in Section 11-1-104(16) of this Title.

(Ord. No. 01-50 Amended 07/03/2001)

11-4-115. MAINTENANCE OF A CLEAR VIEW AT AN INTERSECTION.

(1) A clear view area at the intersection of two streets shall be maintained within a triangular area formed by a diagonal line connecting lines at the top back of the curbs 40 feet from the projected intersection of such curb lines. To maintain this clear view no visual obstructions between two and seven feet in height from the street elevation, as measured from the elevation of the adjoining sidewalk, shall be allowed.

(2) A clear-view area shall also be maintained at the intersection of a street and a private drive within a triangular area formed by a diagonal line connecting the line of the curb of the street and the line of the edge of the private drive at points 20 feet from the projected intersection of such lines. In order to maintain this clear view, the standards outlined in subsection 1 above shall apply.

(Ord. No. 02-19 Amended 03/19/2002)

11-4-116. SIGNS ON UTILITY POLES, STREET TREES AND STREET NAME POLES.

To insure safe access for maintenance or emergency services by the various companies using utility poles and to promote consistency along the streetscape, signs shall only be located on utility poles with utility's written permission. Signs shall be prohibited from street trees, traffic regulatory sign poles and street name poles.

**Chapter 11-5
SPECIFIC SIGN REGULATIONS**

Sections:

- 11-5-101 MISCELLANEOUS SIGNS.**
- 11-5-102 TEMPORARY ON-PREMISE SIGNS.**
- 11-5-103 MONUMENT SIGNS.**
- 11-5-104 ROOF SIGNS.**
- 11-5-105 BILLBOARDS.**
- 11-5-106 POLE SIGNS TO INCLUDE POLE COVERS.**

11-5-101. MISCELLANEOUS SIGNS.

- (1) Property Signs.
- (a) In all zoning districts, signs may be erected to advertise the sale, rent or lease of property upon which said signs are placed. Said signs shall be limited to one sign per street frontage, and shall not exceed an area of eight square feet in residential zones or 32 square feet in nonresidential zones. No sign permit shall be required.

- (b) For promotional purposes, one on-site sign, not exceeding 96 square feet, may be erected in conjunction with a construction project in a commercial or manufacturing zone. All such signs shall be set back at least 10 feet from any public or private right-of-way, and no freestanding sign shall exceed 12 feet in height. All signs shall be removed within 30 days after final inspection of the last building in the project. Signs may utilize external lighting, but may not be internally lighted. No sign permit shall be required.

- (c) Open House signs advertising real estate open for inspection for a prospective sale may be placed on private property with the consent of the owners, lessee or occupant. Such signs may state the name of the person or firm sponsoring the open house. Such signs shall not exceed eight square feet in area and shall be exempt from the permit requirements of this Title.

- (2) On-site service signs may be erected for the purpose of facilitating or controlling the efficient or

safe movement of pedestrians or vehicles on or into private property, and shall be located on the properties on which they pertain. Such signs may include incidental identification type advertising but shall not exceed 16 square feet. No sign permit shall be required.

(3) In addition to a monument sign, apartment units of five or more dwelling units may erect one wall sign on the premises to identify only the name of the apartment complex and to indicate a vacancy. Said sign shall not exceed an area of 32 square feet.

(4) A maximum of two development or promotional signs may be placed off-site with a maximum area of 32 square feet, and shall be set back 10 feet from the right-of-way of any public street and, therefore, require a letter of consent from the property owner. A minimum spacing of 50 feet shall be maintained between such signs. All of the above signs shall be removed no later than 30 days following the completion of the project.

(5) Political signs relating to the nomination or election of any individual for public office or advocacy of any issue to be voted upon at any special or general election shall be allowed under the following conditions:

- (a) Any such sign shall be temporary in nature and shall be removed within 15 days after the date of the election. If said signs are not removed, the City may remove said signs and charge a reasonable fee, as determined by the City Council, based on actual costs of removal for each sign requiring removal. The bill shall be sent to the appropriate candidate or political association responsible for such sign(s).
- (b) Any such sign to be placed within a residential zone shall not exceed an area of 16 square feet.
- (c) Such signs may be permitted in the public right-of-way.
- (d) Such signs shall conform to the surface on which they are applied and no nails or other heavy fastening tools are permitted.
- (e) Such signs may be permitted on utility poles if written permission is obtained from the appropriate utility.

(6) One nameplate or marker shall be allowed for each dwelling to indicate the occupant's name. Said nameplate shall not exceed two square feet in area, and may contain an occupational designation.

(7) The following signs, and these signs only, may be used to promote sales of homes in new subdivisions:

- (a) For subdivisions which include five or more lots, major promotional signs, not exceeding one 64 square foot sign for

each builder, may be used. The total area of all such signs shall not exceed 128 square feet. Individual phases of a subdivision shall not be considered separate subdivisions. No single sign shall exceed 64 square feet.

- (b) Subdivisions which include five or more lots may attach one wall sign to one model home for each builder in the subdivision. This sign shall not exceed 32 square feet in area.
- (c) One stationary open house sign may be used for each model home. Such signs may state the name of the builder, purchase terms, and/or the hours when the model will be open, among other things. This sign shall not exceed 16 square feet in area.
- (d) Off-site promotional signs may be used as specified in Section 11-5-101(4) above.
- (e) A flag, on an individual flag pole, may be used to identify model homes. Such flag poles shall be limited to three for each street frontage up to a maximum of six flag poles per lot.
- (f) All subdivision signs, except flag poles, shall be set back a minimum of five feet from any public or private right-of-way. Flag poles may be located within one foot of property lines. No freestanding sign, except flag poles, shall exceed 12 feet in height. Signs may utilize external lighting but shall not be internally lighted. All signs shall be removed within 30 days after final inspection of the last home in the subdivision.
- (g) Mobile signs are prohibited.

(Ord. No. 01-50 Amended 07/03/2001)

11-5-102. TEMPORARY ON-PREMISE SIGNS.

Temporary signs shall conform to the following provisions:

- (1) Commercial off-premise temporary signs are prohibited.
- (2) Signs such as A-frames, mobile trailer or pedestal type signs, and metal stands are prohibited. Display of merchandise within the required setbacks or in the public right-of-way is prohibited unless reviewed and approved by the West Valley City Planning Commission.

(3) Banners shall not be placed in the required setback areas, and should be located on the outside building face. Although no time limit has been established for banners, it is required that they be maintained in good condition or removed. The maximum size shall be 5% of the outside building

face. The maximum number allowed per business is one per frontage. Each business shall be entitled to a minimum of 20 square feet of temporary sign area.

(4) No temporary signs, banners, bunting, etc., shall be allowed within 20 feet of any property line. Non-business oriented banners whose sole intent is to promote festivals, holidays, seasons, or other community events are excluded from the provisions of this ordinance.

(5) Inflatable and mechanical signs such as televisions, gorillas, dinosaurs, etc., shall not be allowed in the landscaping or within 20 feet of the property line, whichever is greater. The height of the balloon or inflatable shall not exceed the distance to the closest property line or the nearest above ground utility line measured from where the item is anchored.

(6) Streamers or pennant-type streamers shall not be allowed within the required 20 foot setbacks.

(7) In all commercial (C) zones, commercial vehicles with signs larger than four square feet shall not be parked within 40 feet of any property line adjacent to a public street. Such vehicles shall not be used as parked or stationary outdoor display signs.

(8) Home occupation off-premise temporary signs are prohibited.

(Ord. No. 98-74 Amended 01/04/1999)

11-5-103 MONUMENT SIGNS.

Monument signs, as defined in this Title, shall be allowed in conformity with the following provisions:

Monument "on-premise" signs will be allowed in all Agricultural, Multifamily, B/RP, RB, Commercial and Manufacturing zones, provided that:

(1) For signs less than or equal to five feet in height measured from final grade, a minimum setback from the public right-of-way of five feet is required. For signs greater than five feet in height, a setback equal to the sign's height is required, unless this requirement is specifically waived by the Planning Commission through the issuance of a conditional use permit;

(2) Such signs shall be incorporated into a landscape design scheme or planter box equal to at least twice the area of the sign, unless little flexibility exists on the site and a waiver is granted by the Zoning Administrator or designee. The landscaping shall have a slope no greater than one to four and the overall height of berm or planter box shall not exceed three feet;

(3) Such signs shall generally maintain a 100 foot separation from all other signs and 50 feet from the side and rear property lines that are not adjacent to a public right-of-way. In situations with minimal frontages where very little flexibility in sign placement exists, less stringent standards may apply as determined by the Zoning Administrator or designee;

(4) Such signs shall be limited to 50 square feet in area for signs up to five feet in height and an additional 10 square feet of area may be added for every additional foot in height over five feet;

(5) Such signs shall be limited to one monument sign per 200 feet of frontage.

(6) Such signs shall contain no animation.

(7) Such signs shall be processed as permitted uses for signs equal to or under 10 feet in height and as conditional uses for signs over 10 feet in height, unless specifically limited by the appropriate zone.

(8) Exposed poles up to one third of the height of the sign may be considered by the Planning Commission through the Conditional Use process.

(9) The base of such signs shall be limited to 50% of the maximum area allowed for the sign, as specified in line 4 above.

(10) The base of such signs shall be masonry, which may include stucco that matches the color of the associated building.

(Ord. No. 01-50 Amended 07/03/2001; ; Ord. No. 01-77 Amended 12/18/2001 Effective date 12/20/2001.; Ord. No. 01-77 Amended 03/06/2002; Ord. No. 04-17 Amended 03/16/2004; Ord. No. 04-27 Amended 06/01/2004)

11-5-104. ROOF SIGNS.

In Commercial C-2 or C-3, and M zones, roof signs are permitted. Such signs must conform to the following provisions:

(1) Roof signs shall be erected so as to appear as a wall sign applied to an existing penthouse which could have occurred as a part of the building and are finished in such a manner that the visual appearance from all sides is such that they appear to be a part of the building itself.

(2) Roof signs shall not exceed the maximum allowable height of the building within the zone in which it is located. The maximum height of roof signs from the top of a parapet of the roof of the building on which the signs are located shall be 25 percent of the height of the building.

(3) Roof signs shall be installed or erected in such a manner that there is no visual support structure.

(4) Animated roof signs are prohibited.

(Ord. No. 01-50 Amended 07/03/2001)

11-5-105. BILLBOARDS.

(1) Purpose. It is the purpose and intent of this Section to limit the number of billboards to the total number of existing billboards. This Chapter further provides for the reasonable regulation of billboards with the intent of limiting negative impacts, enhancing the aesthetics of existing billboards and implementing goals and policies promoting safety, the protection of

property values, aesthetics, the maintenance of gateways, views and vistas that enhance the City, and further the applicable elements of the City's General Plan.

(2) Cap. The number of billboards allowed in the City shall be limited to the number of billboards that are existing in the city as of January 31, 2003 (53). This cap shall automatically decrease as billboards are removed but not relocated.

(3) Location. Billboards shall only be allowed in "C-2," "C-3," and "M" zones. Billboards shall not be allowed in gateway-oriented overlay zones, regardless of the underlying zone.

(4) Size. Billboards shall not exceed 672 square feet in "M" zones along freeways. Billboards shall not exceed 300 square feet in "C-2," "C-3" and non-freeway oriented "M" zones.

(5) Separation. The minimum distance between billboards shall be 750 feet along freeways and 500 feet at any other location.

(6) Height. The maximum height of a billboard shall be 35 feet, except for freeway-oriented signs as specified in this Title. The maximum height when located within 150 feet of a residential zone or use shall be 25 feet, and such signs shall contain no illumination.

(7) Setbacks. The minimum front yard setback shall be 10 feet for billboards less than or equal to 25 feet in height. Signs exceeding 25 feet in height shall be set back one additional foot for each foot of height over 25 feet, up to the maximum height allowed of 35 feet. The sign setback shall be measured from the future right-of-way line (see Major Street Plan). The closest edge of a billboard shall not project into any required setback area. The minimum separation between a billboard and any residential use or zone boundary shall be 75 feet.

(8) Lighting. Lighting shall be confined to the sign face and not illuminate the night sky.

(9) Design. Billboards shall utilize the "monopole" or "bi-pole" design and shall be continuously maintained structurally and on the copy face.

(10) Removal. Prior to the removal of any billboard the owner shall obtain a permit for the demolition of the billboard. Permits may be provided following application to the Community and Economic Development Department.

(11) Relocation. The owner of an existing billboard may remove the existing billboard from a non-conforming site to an approved location only after a permit is obtained as set forth in this Title and other provisions of this Chapter are complied with. Billboards moved to approved locations shall conform to all sign requirements of the new location. Billboards moved from non-conforming locations must be installed to a new approved location within eighteen (18) months from the date the permit is

issued with not more than one extension of six months granted by the Community and Economic Development Department. If the billboard is not moved in this time frame the ability to relocate said billboard is forfeited.

(12) Relocation of conforming billboards. Billboards that conform to the provisions of this Ordinance may be relocated as follows:

- (a) When road widening or development proposals force the need to relocate;
- (b) When a conforming billboard is removed, for whatever reason, that sign may be relocated to a conforming location only when the company that owns the sign at the time of removal, has either removed all of that company's nonconforming signs or relocated all of that company's non-conforming signs to conforming locations, shall contain no illumination.

(Ord. No. 93-27 Amended, 12/13/1993; Ord. No. 01-50 Amended 07/03/2001; Ord. No. 03-22 Amended 03/25/2003)

11-5-106. POLE SIGNS TO INCLUDE POLE COVERS.

All single pole signs shall include a solid cover that encompasses the pole. Such covers shall be architecturally integrated with the sign and adjacent building. A minimum width of two feet is recommended but the intent is to evaluate the pole width in relationship with the sign. Pole signs constructed with two poles may substitute an architecturally integrated base. Freeway oriented pole signs in excess of 30 feet in height are exempt. Billboards are exempt.

(Ord. No. 01-50 Added 07/03/2001)

**Chapter 11-6
SIGN REQUIREMENTS BY ZONING DISTRICT**

Sections:

- 11-6-101 RESIDENTIAL AND AGRICULTURAL DISTRICTS.**
11-6-102 RESIDENTIAL BUSINESS.
11-6-103 COMMERCIAL "C-1" DISTRICT.
11-6-104 COMMERCIAL "C-2" AND "C-3" DISTRICTS.
11-6-105 BUSINESS/RESEARCH PARK DISTRICT.
11-6-106 MANUFACTURING "M" DISTRICT.

11-6-101. RESIDENTIAL AND AGRICULTURAL DISTRICTS.

Signs in this district are subject to all general regulations set forth in this Title and to the following additional requirements:

(1) Only the following signs are allowed in residential and agricultural districts:

- (a) Name plates;
- (b) Public necessity signs;
- (c) Property signs;
- (d) Monument signs under six feet in height;
- (e) Identification signs;
- (f) Service signs;
- (g) Conditional use signs and multiple dwelling unit identification;
- (h) Development promotional, and off-site directional signs;
- (i) Political signs; and
- (j) Temporary on or off-premise signs.

(2) These signs shall conform to the following provisions:

- (a) One non-illuminated nameplate for each dwelling unit, not exceeding two square feet in area, indicating the name of the occupant and/or an approved home occupation;
- (b) One or more public necessity signs not exceeding 24 square feet in combined total area for each commercial or residential use lawfully occupying the premises, provided that no one sign shall exceed 8 square feet in area;
- (c) Monument signs, as described in 11-5-103, for uses other than home occupations; or
- (d) One or more service signs not exceeding 16 square feet per sign for each commercial, residential or agricultural business use lawfully occupying the premises.

(Ord. No. 01-50 Amended 07/03/2001)

11-6-102. RESIDENTIAL BUSINESS.

Signs in this district are subject to all general regulations set forth in this Title and to the following additional requirements:

(1) Only the following signs are allowed in the Residential Business District:

- (a) Awning signs;
- (b) Monument signs under or equal to six feet in height as a permitted use;
- (c) Wall signs. The area limitation for signs on building or structure faces shall be five (5) percent of any face of the building, which is defined as the actual first story height or 15 feet, whichever is less.
- (d) Illuminated signs;
- (e) Monument signs over six feet in height as a conditional use;
- (f) Name plates;
- (g) Property signs; and
- (h) Public necessity signs.

(2) Signs shall be compatible with existing or proposed architecture in terms of scale, color and design.

(Ord. No. 01-50 Amended 07/03/2001; Ord. No. 04-04 Amended 1/20/2004)

11-6-103. COMMERCIAL "C-1" DISTRICT.

Signs in this district are subject to all general regulations set forth in this Title and to the following additional requirements:

(1) Only the following signs are allowed in a "C-1" district:

- (a) All signs allowed in residential districts as specified in this Title, except temporary off-premise signs.
- (b) On-premise signs, which includes monument signs as described in 11-5-103, wall signs, projecting signs, roof signs and temporary on-premise signs, illuminated awning signs and gas pump island canopy signs.

(2) These signs shall conform to the following provisions:

- (a) Monument signs may be erected as per Section 11-5-103, with those under or equal to 10 feet in height processed as permitted uses and those over 10 feet in height processed as conditional uses.
- (b) The sign setback shall be measured from the future right-of-way line (see Major Street Plan). In situations where inadequate front yard setbacks exist due to existing building location, and a property owner wishes to place a new sign in the future right-of-way, the property/sign owner must sign a recorded statement or delay agreement

- for voluntary relocation at their expense, when the road is widened.
- (c) The area limitation for signs on building or structure faces shall be 10 percent of the front face and five percent of any other face. Canopies shall be considered structures.
- (d) Development projects shall submit their sign proposals with the developmental plans.

(Ord. No. 90-47 Amended 01/07/1991; Ord. No. 01-50 Amended 07/03/2001)

11-6-104. COMMERCIAL "C-2" AND "C-3" DISTRICTS.

Signs in these districts are subject to all general regulations set forth in this Title and to the following additional requirements:

- (1) Only the following signs are allowed in "C-2" and "C-3" districts:
 - (a) All signs allowed in residential districts as specified in this Title;
 - (b) On-premise signs as specified in 11-6-103(1)(b), pole signs, and monument signs as described in 11-5-103;
 - (c) Billboards;
 - (d) Electronic message displays shall be allowed; and
 - (e) Painted signs or walls of buildings are permitted with approved professionally prepared designs. Maximum size regulations may be exceeded with Planning Commission approval.
- (2) These signs shall conform to the following provisions:
 - (a) The maximum height of a pole sign shall be 25 feet above the grade of the front sidewalk or property line. Clearance shall be a minimum of 10 feet between the bottom of the sign face and the ground where vehicular or pedestrian traffic is anticipated. Pole signs adjacent to freeways may extend 25 feet above the freeway pavement grade or 65 feet above ground, whichever is higher.
 - (b) The minimum front yard setback for pole signs shall be 10 feet for signs less than or equal to 15 feet in height. Signs exceeding 15 feet in height shall be set back one additional foot for each foot of height over 15 feet up to the maximum height allowed in the zone. The sign setback shall be measured from the future right-of-way line (see Major Street Plan). In situations where inadequate front yard setbacks exist due to existing

- building location, and a property owner wishes to place a new sign in the future right-of-way, the property/sign owner must sign a recorded statement or delay agreement for voluntary relocation at their expense, when the road is widened. Separation between pole signs and any other signs shall follow the standards for monument signs described in Subsection 11-5-103(3).
- (c) All pole signs, except freeway oriented pole signs over 35 feet, shall incorporate pole covers. All pole signs shall be placed in a landscaped area at least equal to twice the area of the sign and be architecturally compatible with the building style, colors, and/or materials.
- (d) The area limitation for a pole sign (excluding billboards) shall not exceed one square foot of sign area for every lineal foot of the frontage occupied by the use for which the sign is intended. The maximum pole sign area shall be 200 square feet unless this requirement is waived through review and approval of a sign plan to the Planning Commission as part of a conditional use or a new conditional use. To consider increases in sign size, the Planning Commission will generally utilize the criteria found in Section 11-4-111. The area limitation for signs on the face of a building or structure shall be 10 percent of the front first (defined as the actual first story height or 15 feet whichever is less) story face and five percent of any other first story face. Fifteen percent of the front first story face may be allowed, if no pole signs are requested.
- (e) All pole signs, except billboards, shall be processed as Conditional Uses and shall only be allowed on properties encompassing at least 10 acres. Interior lots may have one pole sign and one billboard subject to the provisions of this Ordinance. Corner or double-frontage lots / commercial complexes may choose two on-premise signs (one per frontage) and one off-premise sign, if so desired.
- (f) Development projects shall submit their sign proposals with the developmental plans.
- (g) Projection of pole signs is permitted into the setback area to a maximum depth of three feet.
- (h) Signs on multi-story buildings shall maintain consistent style and

architectural compatibility with the building.

(3) All signs in "C-2" and "C-3" districts shall measure their setback from the existing ROW, if no ROW is needed, or future right-of-way (see Major Street Plan).

(Ord. No. 90-47 Amended 01/07/1991; Ord. No. 91-05 Amended 04/18/1991; Ord. No. 93-27 Amended 12/13/1993; Ord. No. 01-50 Amended 07/03/2001)

11-6-105. BUSINESS / RESEARCH PARK DISTRICT.

Signs shall be compatible with the approved architectural theme of the business park. Signs shall be subject to all general regulations set forth in this Title and to the following additional requirements:

(1) Only the following signs are allowed in a "Business/Research Park" district:

- (a) Monument;
- (b) Park identification; and
- (c) Wall signs.

(2) These signs shall conform to the following provisions:

- (a) Monument signs shall not exceed six feet in height;
- (b) Park identification sign(s) shall be allowed with permission from the Planning Commission; and
- (c) Wall signs shall not exceed 10 percent of building face.

(3) Signs in this district shall be located as follows:

- (a) Monument signs shall be located no closer than 10 feet from the street;
- (b) Park identification signs shall be located as determined by the Planning Commission; and
- (c) Wall signs shall be located on the buildings.

(Ord. No. 90-10 Amended 02/14/1990; Ord. No. 01-50 Amended 07/03/2001)

11-6-106. MANUFACTURING "M" DISTRICT.

Signs in this district are subject to all general regulations set forth in this Title and to the following additional requirements:

(1) Only the following signs are allowed in the "M" district:

All signs as allowed in Section 11-6-104(1).

(2) These signs shall conform to the following provisions:

- (a) The maximum height of a pole sign shall be 35 feet above the grade of the front sidewalk or property line. Clearance shall be a minimum of 10 feet between the bottom of the sign face and the

ground where vehicular or pedestrian traffic is anticipated. Pole signs adjacent to freeways may extend 25 feet above the freeway pavement grade or 65 feet above ground, whichever is greater.

- (b) The minimum front yard setback shall be 10 feet for signs less than or equal to 15 feet in height. Signs exceeding 15 feet in height shall be set back one additional foot for each foot of height over 15 feet up to the maximum height allowed in the zone. The sign setback shall be measured from the future right-of-way line (see Major Street Plan). In situations where inadequate front yard setbacks exist due to building location, and a property owner wishes to place a new sign in the future right-of-way, the property/sign owner must sign a recorded statement or delay agreement for voluntary relocation at their expense, when the road is widened. Separation between pole signs and any other signs shall follow the standards for monument signs described in Subsection 11-5-103(3).
- (c) All pole signs, except freeway-oriented pole signs over 35 feet, shall incorporate pole covers. All pole signs shall be placed in a landscaped area at least equal to twice the area of the sign and be architecturally compatible with the building style, colors, and/or materials.
- (d) The area limitation for a pole sign (excluding billboards) shall not exceed one square foot of sign area for every lineal foot of the frontage occupied by the use for which the sign is intended. The maximum pole sign area shall be 200 square feet unless this requirement is waived through review and approval of a sign plan to the Planning Commission as part of a conditional use or a new conditional use. To consider increases in sign size, the Planning Commission will generally utilize the criteria found in Section 11-4-111. The area limitation for signs on the face of a building or structure shall be 10 percent of the front first (defined as the actual first story height or 15 feet whichever is less) story face and five percent of any other first story face. Fifteen percent of the front story face may be allowed, if no pole signs are requested.
- (e) All pole signs, except billboards, shall be processed as Conditional Uses and

shall only be allowed on properties encompassing at least 10 acres. Interior lots may have one pole sign and one billboard subject to the provisions of this Ordinance. Corner or double-frontage lots/commercial complexes may choose two on-premise signs (one per frontage) and one off-premise sign, if so desired.

- (f) Development projects shall submit their sign proposals with the developmental plans.
- (g) Projection of pole signs is permitted into the setback area to a maximum of three feet.
- (h) Signs on multi-story buildings shall maintain consistent style and architectural compatibility with the building.

(Ord. No. 90-47 Amended 01/07/1991; Ord. No. 91-05 Amended 04/18/1991; Ord. No. 93-27 Amended 12/13/1993; Ord. No. 01-50 Amended 07/03/2001)

**Chapter 11-7
NONCONFORMING SIGNS**

Sections:

- 11-7-101 ALTERATIONS.**
11-7-102 RESTORATION.
11-7-103 MAINTENANCE.
11-7-104 ABANDONMENT.
11-7-105 SIGNS TO BE MADE CONFORMING.

11-7-101. ALTERATIONS.

A nonconforming sign shall not be altered, reconstructed, raised, moved, placed, extended, or enlarged, unless said sign is changed so as to conform to all provisions of this Title. All alterations shall require conformance to the provisions of this Ordinance excluding any face changes in multi-tenant signs, normal maintenance/repair, and copy changes in signs previously approved by the City with a changeable copy feature. Further exclusions include any architectural enhancements to existing multi-tenant pole signs in conjunction with a building façade remodel. The building façade remodel must be at least 25% of the front façade of the building. Overall height, size, and shape of the sign shall not be increased. Any sign that is located within or projects into the public right-of-way shall be made conforming when a change of ownership, lessee, or use occurs.

(Ord. No. 90-47 Amended 01/07/1991; Ord. No. 01-50 Amended 07/03/2001; Ord. No. 04-39 Amended 08/17/04)

11-7-102. RESTORATION.

Nonconforming signs which have been allowed to deteriorate or which have been damaged by fire, explosion, act of nature, or act of a public enemy, or damaged by any other cause, to the extent of more than 50 percent of its assessed value shall, if repaired or rebuilt, be repaired or rebuilt in conformity with the regulations of this Title.

(Ord. No. 90-47 Amended 01/07/1991)

11-7-103. MAINTENANCE.

Minor repairs and maintenance shall not necessitate conformance to the requirements of this Title.

11-7-104. ABANDONMENT.

Within 60 days after vacation of a tenant or change of ownership in an existing business, any on-premise non-conforming sign shall be removed or brought into compliance by the property owner. Non-conforming off-premise signs lacking advertising for a period of 60 days shall also be considered abandoned. If removal does not occur voluntarily, after appropriate notice, as

specified in Subsection 11-3-102(3), the entire sign and support structure shall be taken down by the owner or may be removed by the City and all costs incurred shall be the responsibility of the property owner. Once determined abandoned and non-conforming, such signs shall not regain any legal status even if the original business re-occupies the property.

(Ord. No. 01-50 Added 07/03/2001)

11-7-105. SIGNS TO BE MADE CONFORMING.

Any non-conforming sign shall be made conforming when a change of ownership, lessee, or use occurs, excluding any face changes in multi-tenant signs, normal maintenance/repair, copy changes in signs previously approved by the City with a changeable copy feature, and face changes in freeway-oriented signs as defined in Section 11-4-104. Further exclusions include any architectural enhancements to existing multi-tenant pole signs in conjunction with a building façade remodel. Overall height, size, and shape of the sign shall not be increased.

(Ord. No. 01-50 Added 07/03/2001; Ord. No. 01-77 Amended 12/18/2001, Effective date 12/20/2001; Ord. No. 04-39 Amended 08/17/04)